

**PLANNING AND ZONING
AGENDA
WEDNESDAY, SEPTEMBER 5, 2007- 5:00 PM
PUBLIC WORKS BUILDING - 161 S. CHARLOTTE STREET A-109
WWW.ASHEVILLENC.GOV (Search “agenda”)**

PRE-MEETING
P&Z COMMISSION MEETING

4:00 PM Public Works Building -Second Floor
5:00 PM Public Works Building Room A -109

PRE-MEETING AGENDA

1. Review of agenda items.

PLANNING AND ZONING AGENDA

Planning and Zoning Commission will hear public comments only on items that appears on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Minutes approval - August 1, 2007

CONDITIONAL ZONING

1. Consideration of the Conditional Zoning request for property located at **22 Virginia Avenue**. The conditional zoning request seeks the rezoning from RM8 (Residential Multi-Family, Medium Density) district to CB II CZ (Community Business II Conditional Zoning) district, for a proposed telecommunication tower. The owner is West Asheville Presbyterian Church and the contact is Jonathan Yates. The properties are identified in the Buncombe County tax records as PINs 9638.14-24-5178 and 9638.14-24-5245.
Staff coordinating review – Nathan Pennington
2. Consideration of the Conditional Zoning request for the project located at **55 Piney Mountain Drive**. The conditional zoning request seeks the rezoning from RS2 (Residential Single-Family, Low Density) district to INST CZ (Institutional Conditional Zoning) district for the development of a retirement residence facility. The owner is First Congregational United Church of Christ and the contact is Curry Architecture. The property is identified in the Buncombe County tax records as PIN 9659.17-21-0048.
Staff coordinating review – Julie Cogburn
3. Consideration of the Conditional Zoning request for the project located at **673 Sand Hill Drive**. The conditional zoning request seeks the rezoning from RM6 (Residential Multi-Family, Low Density) district to RM8 CZ (Residential Multi-Family, Medium Density Conditional Zoning) district for the development of a multi-family apartment project. The owner is Madison Properties, Inc. and the contact is Gerald Green. The property is identified in the Buncombe County tax records as PINs 9627.06-49-8684, and 9627.07-59-1606.
Staff coordinating review – Nathan Pennington.

4. Consideration of the Conditional Zoning request for the project identified as **100 Park Avenue** located at 100 Park Avenue. The request seeks rezoning from RM8 (Residential Multi-Family, Medium Density) district to RM16 CZ (Residential Multi-Family, High Density Conditional Zoning) for the development of a 41-unit multifamily project with modifications to setback regulations. The owner is Athens Asheville Partners, LLC and the contact is Gerald Green. The property is identified in the Buncombe County Tax records as PIN 9648.05-08-0068.
Staff coordinating review – Alan Glines
5. Consideration of the Conditional Zoning request for the project identified as **Anderson Nissan located at 641A Brevard Road**. The request seeks the rezoning from RS8 (Residential Single-Family, High Density) district to HB CZ (Highway Business Conditional Zoning) district for additional vehicle storage and parking area. The owner is Anderson Nissan, LLC and the contact is Scott Calhoun. The property is identified in the Buncombe County tax records as PIN 9627.16-93-1377. (CONTINUED FROM AUGUST MEETING)
Staff coordinating review – Julie Cogburn

INITIAL ZONING

1. Consideration of the initial zoning of the recently annexed property located at **2345 Hendersonville Road** to be zoned CB II (Community Business II) district. PIN 9654.14-23-8209. (CONTINUED FROM AUGUST MEETING)
Staff coordinating review – Julie Cogburn

REZONING

1. Review of the masterplan and rezoning for the project identified as **Montford Commons**, located on Michael Street, Jason Street, Woodside Place, Gudger Street, Hill Street, Bay Street, Elizabeth Place, and Barfield Street. The request seeks the rezoning from RS8 (Residential Single-Family, High Density), RM8 (Residential Multi-Family, Medium Density), OB (Office Business) and Office District to UV (Urban Village). The owners are Frontier Syndicate, LLC, G Farrar Parker, Soul Outreach Ministries, Inc., Lynne Siler, L. Fakhorry, D. Parish, and the contact is Vince Smarjesse. The properties are identified in the Buncombe County tax records as PINs 9649.17-00-9771, 9638, 6699, 7616, 7625, 9519, 8837, 8741, 8565, 8522, 7981, 7734, 7696, 7643, 6837, 6820, 6789, 6764, 6619, 8998, 6901, 7814, 9649.17-01-9317, 9564, 9137, 8690, 8590, 8422, 8305, 8301, 7322, 8709, 9396, 8059, 9476, 9490, 9649.17-10-2971, 2945, 2902, 2897, 0899, 0803, 0729, 1763, 1825, 9649.17-11-1049, 1006, 0505, 0230, 0204, 0173, 0613 (Formally 0608 & 0555).
Staff coordinating review – Jessica Bernstein

WORDING AMENDMENTS

1. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville regarding **Changes to the River District. (TO BE CONTINUED UNTIL OCTOBER MEETING)**.
Staff coordinating review – Alan Glines
2. Ordinance amending Chapter 7 of the Code of Ordinances of the City of Asheville **Regulating Standards for Large Retail Structures**.
Staff coordinating review – Shannon Tuch

OTHER BUSINESS/ADJOURNMENT

1. Discussion regarding future meeting date (September 20) for the Planning and Zoning Commission Mid-Month Meeting @ 4:00 pm – 6:00 pm in the Public Works Building, Room A-109, 161 South Charlotte Street.